



An
Bord
Pleanála

Board Order
ABP-312902-22

Planning and Development Acts 2000 to 2021

Planning Authority: Galway City Council

Planning Register Reference Number: 21/426

Appeal by John Lawless of 31 Shantalla Road, Shantalla, Galway against the decision made on the 22nd day of February, 2022 by Galway City Council to refuse permission.

Proposed Development: Change of use from existing light industrial self-contained unit at rear of main dwelling to residential self-contained unit and the addition of 60 square metres of solar panels at 31 Shantalla Road, Shantalla, Galway.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the Galway City Development Plan, 2023-2029 according to which the site is subject to the zoning objective which is to provide for residential development, to the scale and nature of the proposed change of use to use as a self-contained residential unit from use for light industry and to the location of the structure directly to the rear of the main dwellinghouse, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

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2. Prior to the commencement of development, the developer shall submit revised plans for the written agreement of the planning authority, which omits the glass block wall which divides the main dwellinghouse from the self-contained residential unit with the private open space between same to remain open and shared. The glass block wall which adjoins the western boundary of the site shall be revised such that it provides for one pedestrian access gate into the private open space to serve both the main dwelling house and the self-contained residential unit.

Reason: In the interest of orderly development and to comply with the objectives of the current development plan.

3. The existing main dwellinghouse and self-contained residential unit shall be jointly occupied as a single residential unit and the self-contained residential unit shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interest of clarity and to comply with the objectives of the current development plan.

4. The landscaping scheme and boundary treatment shown on the site layout plan drawing 50-17 dated the 19.11.2021 shall be fully implemented within six months of the date of this order.

Reason: In the interest of residential and visual amenity, clarity and orderly development.

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5. Water supply and drainage arrangements, including the attenuation and disposal of surface water and mitigation measures against flood risk, including in the basement area, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Prior to commencement of development, the developer shall enter into water supply and wastewater connection agreements with Uisce Éireann (formally Irish Water).

Reason: In the interest of public health.



Una Crosse

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**

Dated this 15th day of May 2023



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